

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF; NE2223



North East Commercial
Property & Business Agents

FISH & CHIP SHOP / TAKEAWAY t/a "Rav's Fish Bar"

150 Rushyrigg, Blackfell Village,
Washington NE37 1LN



Sales Particulars

- Spacious, self-contained Hot Food Takeaway.
- Suitable for a variety of cuisines.
- Good quality fit and finish.
- Located within a small parade.
- Designated car parking.
- Rare to the market freehold opportunity
- **ASKING PRICE £150,000 / OFFERS.**

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Location

This property and business opportunity forms part of a small suburban shopping area located in the heart of Blackfell Village, one of the suburbs that make up the town of Washington. The immediate area comprises predominantly residential accommodation but there are other commercial occupiers nearby including a very busy convenience store. The shopping parade has the benefit of a designated car park, and the shop unit can also be easily accessed from the rear which helps support the delivery element.

Business

This takeaway has been trading from the location for many years but has operated under our client's ownership since 2020. The business has been placed on the market as the current operator now wishes to retire.

The premises are in excellent order and the public service area has been styled as a traditional fish and chip shop. The majority of the trade is from collection (70%) with the rest generated by deliveries via **JUST EAT** and **UBER EAT**. The unit is spacious with a couple of separate prep areas, a store and a shower room.

The current menu is relatively compact but in addition to the fish and chips offer there are a range of pizza, kebabs and burgers. The business has a loyal customer base from the village residents and the regular customers from further away are supported by the delivery service.

This is a rare to the market freehold hot food opportunity with scope for development and growth.

Premises

Comprises a single storey end-terrace unit of traditional brick construction forming part of a small parade.

Ground Floor

Fish & Chip / Takeaway circa 310 sq.ft. (29 sq.m) with 3 pan gas range, extraction system, service counters, menu boards, bain marie, drinks chiller, kebab stick, chilled counters and tiled walls.

Prep Area 1 circa 120 sq.ft. (12 sq.m.) with chipper, peeler, rumbler, gas cooker, sink unit, sluice and potwash.

Prep Area 2 circa 225 sq.ft. (21 sq.m) with twin deck pizza oven, dough mixer, double upright fridge, double upright freezer, chest freezer, washing machine and CCTV system.

Store circa 65 sq.ft. (6 sq.m.) with racking.

Shower Room

External

Potato Store circa 45 sq.ft. (4 sq.m.).



Staff

Currently operated by our client with the help of 1 member of staff and 1 driver.

Trading Hours

Monday - Saturday	11am - 2pm	4pm - 9pm
Sunday	closed	

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

EPC

Rating C.

Rates

The premises are assessed as follows:

Rateable Value £9,900

Rates exempt subject to status.

Tenure

We are advised that the title is freehold.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property